



City of Seattle

Gregory J. Nickels, Mayor
Department of Design of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2308120
Applicant Name: Greg Brant
Address of Proposal: 5115 S Roxbury Street

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one (1) parcel into four unit lots. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each lot. The construction of the new three-unit townhouse has been reviewed and approved under Project #2305396 and Permit #737526.

The following approval is required:

Short Subdivision – to subdivide one (1) existing parcel into four.
(Seattle Municipal Code Chapter 23.54)

BACKGROUND DATA

Zoning: L-1
Date of Site Visit: NA
Uses on Site: Single Family Residential

Substantive Site Characteristics: The proposal site is relatively flat except the portion of the lot adjacent to S Roxbury Street with a stabilized slope which evidently was due to the grading and improvement of the street to City standards. The difference in grade elevation between the improved S. Roxbury Street and the proposal site on this area apparently dictated the vehicular

access to the site to be located at the southwest corner of the lot off of Renton Avenue S through a ten-foot wide driveway easement granted by the adjacent property to the west. The proposal site is the second lot east of the southeast corner of the intersection of Renton Avenue S and S Roxbury Street. To the north across S Roxbury Street, the development is mostly residential duplexes and triplexes with a few existing single family houses. To the east and south of the site are mostly single family developments with a few numbers of residential duplexes. Directly to the west, there are existing residential fourplexes and commercial establishments along Renton Avenue S.

The streets within the immediate vicinity are improved to City standards with paved roadway, concrete curbs and gutter, planting strips and concrete sidewalks.

Public Comments

No comment letters received.

ANALYSIS – SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following applicable facts and conditions are found to exist.

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivision in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees.*

Summary – Short Subdivision:

Based upon the information provided by the applicant, the referral comments as appropriate from DPD, Fire Department (SFD), Water (SPU), Seattle City Light and the Seattle Department of Transportation (SDOT), and the review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. S Roxbury Street and Renton Avenue S are existing streets improved to City standards. Adequate vehicular access including access for emergency vehicles is provided off of Renton Avenue S through a dedicated

driveway easement on the adjacent property west of the site. Adequate provisions for water supply, sanitary sewage disposal and drainage control have been provided for each of the lot and service is assured subject to standard conditions governing utility extensions. The proposal site is not in mapped environmentally critical area. The existing steep slope observed along the north street lot line was due to the grading and improvement of S Roxbury Street and was stabilized appropriately during the street improvement. Therefore, SMC 25.09.240 is not applicable. The proposal site has existing trees and is being preserved in accordance with the SMC 2.45.015. In addition, three more trees were planted on site as indicated in the landscape plans of the approved building permit. The public use and interests are served by the proposal since all applicable criteria are met and this proposal also creates the potential for additional housing opportunities in the City.

DECISION-SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**. Applicant must meet all standard recording requirements, conditions and/or requirements.

CONDITIONS-SHORT SUBDIVISION

Conditions of Approval Prior to Recording

1. Comply with all applicable standard recording requirements and instructions.
2. Provide easement as required by the Seattle City Light for electrical service to the proposed lots per Seattle City Light memorandum #230402-2-017. Show this easement on the face of the plat.
3. Post an address sign to benefit all units at a location visible from S Roxbury Street and provide an easement, a covenant, or other legal agreement to ensure that the address signage is maintained.

Conditions of Approval Following Recording

1. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short plat subdivision to all permit application plans for any permit to demolish, construct, or change of use.

Signature: _____ (signature on file) Date: March 18, 2004
Edgardo R Manlangit, Land Use Planner
Department of Planning and Development
Land Use Services

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